

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**19.13**

(1)

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Treasurer- Tax Collector regarding Distribution of Excess Proceeds for Tax Sale No. 209, Item 529. Last assessed to: DBR Holdings, District 4, is approved as recommended.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

(2)

On Motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter be reconsidered.

Roll Call:

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: Jeffries

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on November 16, 2021, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 16, 2021  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.  
**19.13**

xc: Tax Collector

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 19.13  
(ID # 15579)

**MEETING DATE:**

Tuesday, November 16, 2021

**FROM :** TREASURER-TAX COLLECTOR:

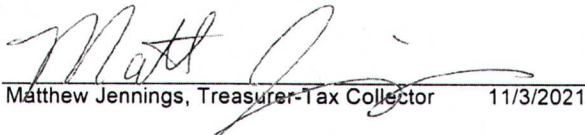
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 209, Item 529. Last assessed to: DBR Holdings. District 4. [\$3,319-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from the Law Office of Tracy Ettinghoff for The Club at Shenandoah Springs for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693101012-7;
2. Deny the claim from the Law Office of Matt H. Morris – Client\_Trust Account for Two Palms Real Estate, L.P., as Assignee of Kort & Scott Financial Group, LLC for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693101012-7;

Continued on page 2

**ACTION:Policy**

  
Matthew Jennings, Treasurer-Tax Collector 11/3/2021

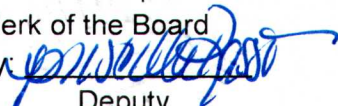
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**MINUTES OF THE BOARD OF SUPERVISORS**

(3)

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: Jeffries  
Date: November 16, 2021  
xc: Tax-Collector

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Deny the claim from Tri Palm Unified Owners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 693101012-7;
4. Authorize and direct the Auditor-Controller to issue a warrant to the Law Office of Tracy Ettinghoff for The Club at Shenandoah Springs in the amount of \$3,319.49 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$3,319	\$ 0	\$3,319	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 21/22	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 2, 2017 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 21, 2017. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 24, 2017, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received three claims for excess proceeds:

1. Claim from the Law Office of Tracy Ettinghoff for The Club at Shenandoah Springs based on a Letter of Authorization notarized on April 13, 2021 and a Notice of Delinquent Assessment recorded February 26, 2013 as Instrument No. 2013-0094612.
2. Claim from the Law Office of Matt H. Morris – Client\_Trust Account for Two Palms Real Estate, L.P., as Assignee of Kort & Scott Financial Group, LLC based on a Notice of Delinquent Assessment and Claim of Lien recorded March 19, 2015 as Instrument No. 2015-0109912.
3. Claim from Tri Palm Unified Owners Association based on copies of billed statements.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the Law Office of Tracy Ettinghoff for The Club at Shenandoah Springs be awarded excess proceeds in the amount of \$3,319.49. Since the amount claimed by the Law Office of Tracy Ettinghoff for The Club at Shenandoah Springs exceeds the amount of excess proceeds available there are no funds available for consideration for the claims from the Law Office of Matt H. Morris – Client\_Trust Account for Two Palms Real Estate, L.P., as Assignee of Kort & Scott Financial Group, LLC and Tri Palm Unified Owners Association. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to a lienholder of the property.

**ATTACHMENTS (if any, in this order):**

**ATTACHMENT A. Claim Ettinghoff**

**ATTACHMENT B. Claim Morris**

**ATTACHMENT C. Claim TriPalm**

  
Stephanie Perez, Principal Management Analyst 11/10/2021

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 529 Assessment Number: 693101012-7

Assessee: DBR HOLDINGS

Situs: 32901 WESTCHESTER DR THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$9,471.24 from the sale of the above mentioned real property. I/We were the [X] lienholder(s), [ ] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2013-004612; recorded on 2/26/2013. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Notice of Delinquent Assessment dated 2/26/2013  
Current Accounting Statement

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 15th day of January, 2018 at Orange, California  
County, State

Tracy Ettinghoff  
Signature of Claimant

Signature of Claimant

Tracy Ettinghoff  
Print Name

Print Name

3001 Ivy Glen #121  
Street Address

Street Address

Laurel Miguel, CA 92677  
City, State, Zip

City, State, Zip

949 363-5573  
Phone Number

Phone Number

RECEIVED  
2018 FEB 14 AM  
RIVERSIDE COUNTY  
TREAS-TAX COLLE

**The Club at Shenandoah Springs  
10573 West Pico Blvd. Suite 1800  
Los Angeles, CA 90024**

April 8, 2021

Don Kent, Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502-2205  
Attn: Tax Sale Operations

Re: 32901 Westchester Dr. Dr. Thousand Palms, CA APN: 693-101-012-7  
Date Sold 5/2/2017  
TC: 209 Item 529

To Tax Collector:

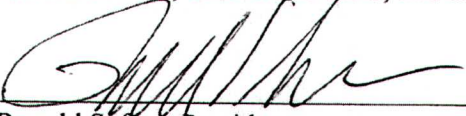
As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, on behalf of The Club at Shenandoah Springs do hereby appoint:

Tracy Ettinghoff, Esq. (Law Office of Tracy Ettinghoff)  
30011 Ivy Glenn, Suite 121  
Laguna Niguel, CA 92677  
(949)363-5573  
te@ettinghoff.com

As my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 693-101-012-7 sold at public auction on May 2, 2017. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

**UPDATED STATEMENT OF MONIES OWED AS OF DATE OF TAX SALE**

The amount of money owed as of the date of the tax sale was \$8,871.28 including past due recreation fees, collections costs, and attorney's fees.

  
\_\_\_\_\_  
Ronald Safren, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## ACKNOWLEDGMENT

State of California  
County of Los Angeles

On April 13 - 2021 before me, Abraham Kanaan Notary Public personally appeared Ronald Safren who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~they~~ he executed the same in ~~their~~ authorized capacity(ies), and that by ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

AND WHEN RECORDED RETURN TO:

Tracy H. Ettinghoff  
30011 Ivy Glenn Drive, #121  
Laguna Niguel, CA 92677-5016

7931655

DOC # 2013-0094612

02/26/2013 08:00 AM Fees: \$21.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MABRERA

## NOTICE OF DELINQUENT ASSESSMENT

In accordance with California Civil Code §1367.1, and effective on the date of recordation of this notice, THE CLUB AT SHENANDOAH SPRINGS has a lien on the property described below in Paragraph 1, in the amounts listed in Paragraph 3.

1. The property against which the lien is imposed is commonly referred to as 32901 Westchester Drive, Thousand Palms, CA 92276 and more particularly described as:

Legal Lot 20 Tract No: 3715 Abbreviated Description: Lot:20 TR#:3715 Lot 20 MB Description: 059/088 TR 3715

2. The record owner(s) of the property described in Paragraph 1 is **DBR Holdings**.

3. The amounts due under this assessment lien are \$4,183.19.

a. Delinquent (regular, annual, special) assessments and late fees for the period from January 30, 2011 to February 21, 2013, in the amount of \$3,713.19.

b. Costs incurred in collecting the assessment in the following amounts:

(1)	Attorneys Fees (Lien)	\$415.00
	Attorneys Fees (§1367.1 Notice)	125.00
	Title Search	125.00
(2)	Recording Fees	45.00
(3)	Certified Mail	10.00
c.	Total Charges:	<u>\$720.00</u>

d. Interest on the total charges at an annual percentage rate of 12%, commencing on January 30, 2011.



RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMMODATION ONLY

AND WHEN RECORDED RETURN TO:

Tracy H. Ettinghoff  
30011 Ivy Glenn Drive, #121  
Laguna Niguel, CA 92677-5016

7931655

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	Title Search	125.00
(2)	Recording Fees	45.00
(3)	Certified Mail	10.00
c.	Total Charges:	<u>\$720.00</u>

d. Interest on the total charges at an annual percentage rate of 12%, commencing on January 30, 2011.

4. The name and address of the trustee authorized to enforce the lien are:

Tracy Ettinghoff  
Attorney at Law  
30011 Ivy Glenn Drive, Suite 121  
Laguna Niguel, CA 92677-5016

THE CLUB AT SHENANDOAH SPRINGS

Dated: February 22, 2013

  
Tracy H. Ettinghoff, Attorney

State of California  
County of Orange

On 2/22/13, before me, Teresa Olvera, Notary Public, personally appeared Tracy Ettinghoff, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED  
2017 AUG 17 AM 9:16  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 209 Item 529 Assessment Number: 693101012-7

Assessee: DBR HOLDINGS

Situs: 32901 WESTCHESTER DR THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 744.70 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. N/A; recorded on —. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Attached is statement for Assessments.

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If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 10 day of August, 2017 at Riverside County, California  
County, State

\_\_\_\_\_  
Signature of Claimant

M. Morrissey  
Signature of Claimant

\_\_\_\_\_  
Print Name

MICHAEL MORRISSEY  
Print Name

\_\_\_\_\_  
Street Address

32-851 Desert Moon Drive  
Street Address

\_\_\_\_\_  
City, State, Zip

THOUSAND PALMS, CA 92276  
City, State, Zip

\_\_\_\_\_  
Phone Number

760-343-5256  
Phone Number

# Statement

Date	8/9/2017
------	----------

Property Location: 32-891 Westchester

Bill To  
 4020  
 DBR Holdings  
 P. O. Box 2682  
 Rancho Mirage, CA 92270-1089

Tri Palm United Owners Association  
 32-851 Desert Moon Drive  
 Thousand Palms, CA 92276  
 (760) 343-5256



Date	Transaction	Amount	Balance
09/30/2012	Balance forward	150.00	0.00
10/31/2012	INV #16844.	1.11	151.11
11/30/2012	INV #FC 16375. Finance Charge	1.15	152.26
12/31/2012	INV #FC 16543. Finance Charge	60.00	212.26
01/31/2013	INV #FC 16813. Finance Charge	1.15	213.41
02/28/2013	INV #FC 17281. Finance Charge	10.00	223.41
03/31/2013	INV #FC 17700. Finance Charge	1.86	225.27
04/30/2013	INV #FC 17951. Finance Charge	2.14	227.41
05/31/2013	INV #FC 18116. Finance Charge	2.07	229.48
06/30/2013	INV #FC 18270. Finance Charge	2.14	231.62
07/31/2013	INV #FC 18395. Finance Charge	2.07	233.69
08/31/2013	INV #FC 18497. Finance Charge	2.14	235.83
09/30/2013	INV #FC 18602. Finance Charge	2.14	237.97
10/31/2013	INV #FC 18710. Finance Charge	2.07	240.04
11/30/2013	INV #FC 18814. Finance Charge	2.14	242.18
12/31/2013	INV #FC 18916. Finance Charge	2.07	244.25
01/01/2014	INV #dues2014076.	2.14	246.39
01/31/2014	INV #FC 19107. Finance Charge	72.00	318.39
02/28/2014	INV #FC 20055. Finance Charge	10.00	328.39
03/31/2014	INV #FC 20460. Finance Charge	2.59	330.98
04/30/2014	INV #FC 20682. Finance Charge	2.59	333.57
05/31/2014	INV #FC 20846. Finance Charge	2.87	336.44
06/30/2014	INV #FC 20983. Finance Charge	2.78	339.22
07/31/2014	INV #FC 21108. Finance Charge	2.87	342.09
08/31/2014		2.78	344.87
CURRENT		OVER 90 DAYS PAST DUE	Amount Due
1-30 DAYS PAST DUE		729.41	\$744.70
31-60 DAYS PAST DUE			
61-90 DAYS PAST DUE			
4.99			
5.15			
5.15			
0.00			

Tri Palm Unified Owners Association  
 32-851 Desert Moon Drive  
 Thousand Palms, CA 92276  
 (760) 343-5256



Bill To  
 4020  
 DBR Holdings  
 P. O. Box 2682  
 Rancho Mirage, CA 92270-1089

Property Location:  
 \_\_\_\_\_  
 \_\_\_\_\_

Date  
 8/9/2017

# Statement

Amount Due	\$744.70
Amount Enc.	

Date	Transaction	Amount	Balance
07/31/2014	INV #FC 21225, Finance Charge	2.87	347.74
08/31/2014	INV #FC 21335, Finance Charge	2.87	350.61
09/30/2014	INV #FC 21441, Finance Charge	2.78	353.39
10/31/2014	INV #FC 21552, Finance Charge	2.87	356.26
11/30/2014	INV #FC 21713, Finance Charge	2.78	359.04
12/31/2014	INV #FC 21816, Finance Charge	2.87	361.91
01/01/2015	INV #Asmts10273.	72.00	433.91
01/31/2015	INV #FC 21962, Finance Charge	3.58	437.49
01/31/2015	INV #FC 22485, Finance Charge	10.00	447.49
02/28/2015	INV #FC 22726, Finance Charge	3.25	450.74
03/31/2015	INV #FC 22905, Finance Charge	3.60	454.34
04/30/2015	INV #FC 23042, Finance Charge	3.49	457.83
05/31/2015	INV #FC 23416, Finance Charge	3.60	461.43
11/01/2015	CREDMEM #CM-8908FC, VOID:	0.00	461.43
01/01/2016	INV #ASSMT-9284.	72.00	533.43
01/31/2016	INV #FC 23656, Finance Charge	29.22	562.65
01/31/2016	INV #FC 23913, Finance Charge	10.00	572.65
02/29/2016	INV #FC 24158, Finance Charge	4.07	576.72
03/31/2016	INV #FC 24336, Finance Charge	4.33	581.05
04/30/2016	INV #FC 24503, Finance Charge	4.20	585.25
05/31/2016	INV #FC 24617, Finance Charge	4.33	589.58
06/30/2016	INV #FC 24717, Finance Charge	4.20	593.78
07/31/2016	INV #FC 24811, Finance Charge	4.33	598.11
08/31/2016	INV #FC 24902, Finance Charge	4.33	602.44
09/30/2016	INV #FC 24985, Finance Charge	4.20	606.64
10/31/2016	INV #FC 25066, Finance Charge	4.33	610.97
1-30 DAYS PAST DUE			
31-60 DAYS PAST DUE			
61-90 DAYS PAST DUE			
OVER 90 DAYS PAST DUE			
CURRENT			
Amount Due			\$744.70



Tri Palm Unified Owners Association  
 32-851 Desert Moon Drive  
 Thousand Palms, CA 92276  
 (760) 343-5256

# Statement

Date
8/9/2017

Bill To
4020 DBR Holdings P. O. Box 2682 Rancho Mirage, CA 92270-1089

Property Location:

Amount Due	Amount Enc.
\$744.70	

Date	Transaction	Amount	Balance		
11/30/2016	INV #FC 25140. Finance Charge	4.20	615.17		
12/31/2016	INV #FC 25218. Finance Charge	4.33	619.50		
01/01/2017	INV #17Assmts358.	80.00	699.50		
01/31/2017	INV #FC 25341. Finance Charge	5.12	704.62		
01/31/2017	INV #FC 25620. Finance Charge	10.00	714.62		
02/28/2017	INV #FC 25870. Finance Charge	4.65	719.27		
03/31/2017	INV #FC 26030. Finance Charge	5.15	724.42		
04/30/2017	INV #FC 26157. Finance Charge	4.99	729.41		
05/31/2017	INV #FC 26263. Finance Charge	5.15	734.56		
06/30/2017	INV #FC 26359. Finance Charge	4.99	739.55		
07/31/2017	INV #FC 26447. Finance Charge	5.15	744.70		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	5.15	4.99	5.15	729.41	\$744.70

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 AUG 17 PM 2:48

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 209 Item 529 Assessment Number: 693101012-7

Assessee: DBR HOLDINGS

Situs: 32901 WESTCHESTER DR THOUSAND PALMS 92276

Date Sold: May 2, 2017

Date Deed to Purchaser Recorded: June 21, 2017

Final Date to Submit Claim: June 21, 2018

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3,319.49 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 0109912; recorded on 3-19-15. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Recorded Notice of Delinquent Assessment and Claim of Lien

Please make check payable to the Law Office of Matt H. Morris - Client Trust Account

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 15th day of August, 2017 at Riverside California  
County, State



Signature of Claimant

Signature of Claimant Two Palms Real Estate LP Assignee of Kort Scott

Financial Group LLC by Matt H. Morris, Attorney/Authorized Representative

Print Name

Print Name

47040 Washington St. #3201

Street Address

Street Address

La Quinta, CA 92253

City, State, Zip

City, State, Zip

760.777.7941

Phone Number

Phone Number

**DOC # 2015-0109912**  
03/19/2015

**Customer Copy Label**

The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

**Peter Aldana**

County of Riverside  
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

LAW OFFICES OF MATT H. MORRIS  
47040 WASHINGTON STREET #3201  
LA QUINTA, CA 92253

**NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN**

TITLE OF DOCUMENT

**THIS AREA FOR  
RECORDER'S  
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee applies)



PLEASE COMPLETE THIS INFORMATION

LAW OFFICES OF MATT H. MORRIS  
47040 WASHINGTON ST. SUITE 3201  
LA QUINTA, CA 92253

APN: 693-101-012

## NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN

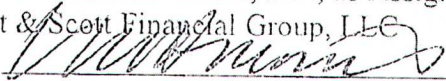
**NOTICE IS HEREBY GIVEN** that Two Palms Real Estate, L.P., as Assignee of Kort & Scott Financial Group, LLC ("Two Palms") declares in accordance with the Declaration of Restrictions and Charges of Tri-Palm Estates Unit Four, recorded on May 31, 1968, as Instrument No. 92568, of the Official Records of Riverside County, California, and all Amendments and Supplements thereto ("Declaration") there is a lien upon the property owned by DBR Holdings, as described in the attached Exhibit "A" and more commonly known as 32-901 Westchester Drive, Thousand Palms, CA 92276

For non-payment of assessments, late charges and costs due and payable in the sum of \$2277.01, through the date of execution of this lien, comprising of the following amounts:

Regular Assessments (7/01/14 - 03/01/15)	\$1832.01
Collection Costs (including attorney's fees)	\$ 445.00
Total Amount Owing to Association	\$2277.01

Plus subsequent assessments and other additional charges, including attorney's fees, Court costs, interest, and other charges as provided for in the Declaration and as allowed by California Law, which may hereafter become due and payable.

Dated: March 2, 2015

Two Palms Real Estate, L.P., as Assignee of  
Kort & Scott Financial Group, LLC  
By:   
Matt H. Morris, Esq., as Attorney and  
Authorized Representative for Two Palms  
Real Estate, L.P., as Assignee of Kort & Scott  
Financial Group, LLC

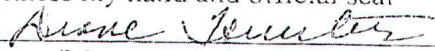
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California  
County of Riverside

On March 2, 2015, before me, Diane Hunter, a Notary Public, personally appeared Matt H. Morris, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature   
Diane Hunter (My commission expires Sept. 28, 2018)



Lot 20 MB 059/088 Tract 3715, Official Records of Riverside County, California.

Exhibit "A"